

**SOUTH MILL VILLAGE ASSOCIATION, INC**

**EXECUTIVE BOARD MINUTES**

**September 26, 2011**

Attendance: Jack Burke, Jack Foley, Amy Brodeur, Al Penland (joined at 7:15), Richard Nicholson and Eric Schaefer (APM).

The meeting was called to order at 7:00 PM.

The minutes of the August meeting were approved as modified. (AB/RB) (Foley abstaining)

Unit owners Peter and Sally Burgess ( 117 SMD) were present. The unit owners expressed their desire to have two failing rhododendrons and ewe removed from the front of their unit and reseed the rhododendron area with grass.

**Manager's report:**

The Manager was requested to produce an 11 month budget move the Annual Meeting to the South Congregational Church on December 6, 2011.

The question of maintenance of the hydrants on South Mill Drive was discussed in light of the Manager's conversation with the Town of Glastonbury. The Manager was to pursue the issue through contacts previously made.

The atrium door at 11 Overshot is to be replaced at a cost of \$3100.

Fall reseeding at 157 SMD was not authorized by the Board - the Manager will notify the unit owners. SMVA will not be billed for the work.

Modifications to the Reserve Study will be provided to the Board.

The Manager to determine if the garage work at 90 SMD violated the Association rules.

The Manager to provide remediation for the lawn damage for the tree removal behind Unit137.

The Manager will explore the possibility of installing a dry well at 145 SMD to address the unit's drainage issue.

General Landscaping will clean street lights this autumn.

Report circulated on progress of completing winter storm damage remediation.

**Financial Report:**

The Board reviewed the 2011 full year forecast. It indicated a surplus for 2011. The Board reviewed the status of the winter damage insurance claim remediation.

**Old Business:** All items deferred.

**New Business:** All matters deferred.

**New Issues:**

1. 51 SMD - deteriorated sash to be replaced.
2. 117 SMD - shrubbery removal and reseeding to be done.
3. 11 OSD - Atrium door to be ordered.

Board moved to authorize and pay for the repairs to Units 51 & 117 SMD and 11 OSD in accordance with Manager's presentation. (JB/JF)

At 9:32 PM the Board went into executive session. (JF/AB)

At 10:31 PM the Board reconvened in regular session.

The Board adjourned at 10:33 PM (RN/AP)